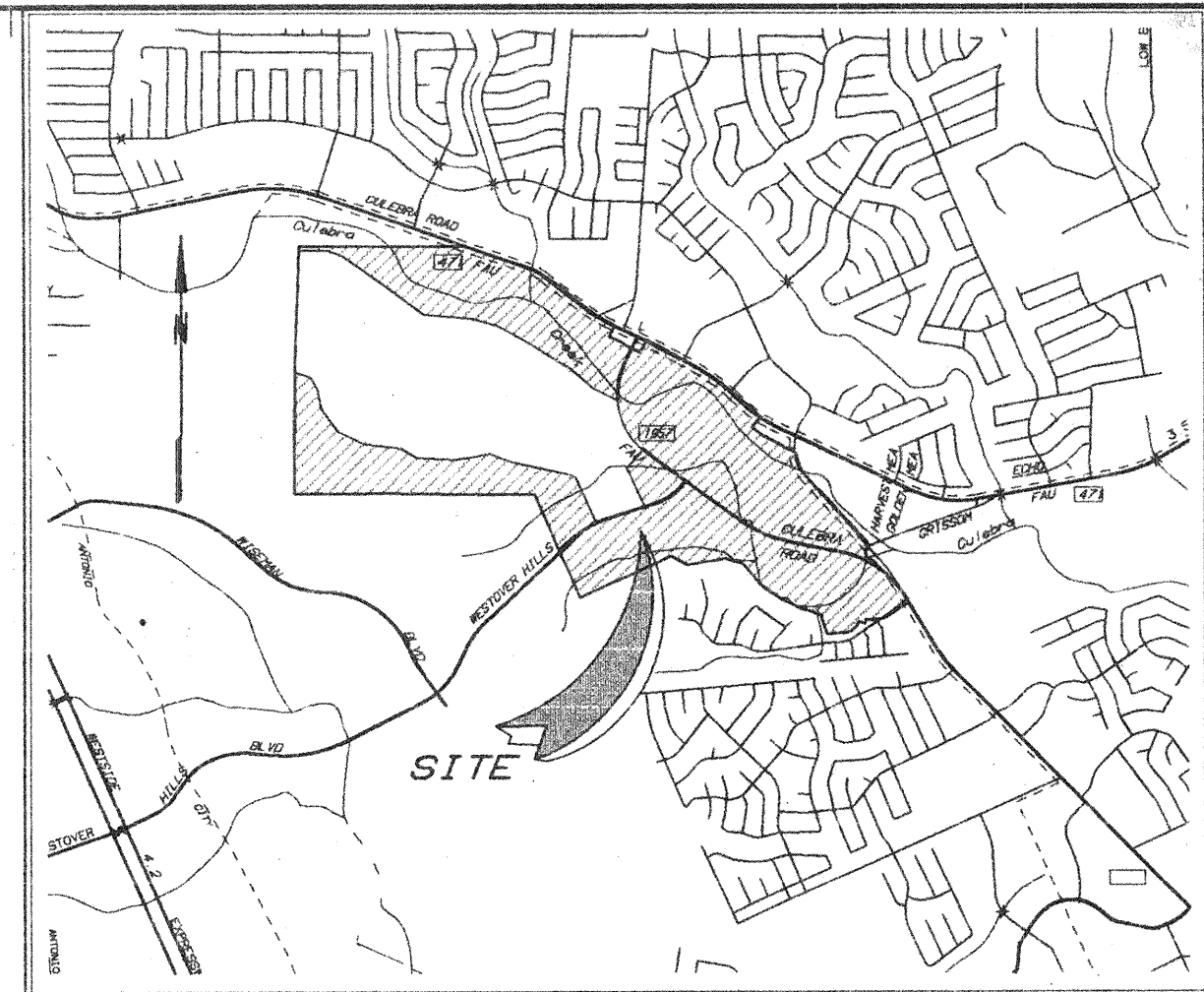


**DEVELOPMENT SUMMARY**

TOTAL LAND AREA: 324.475 ACRES  
TOTAL NUMBER OF TRACTS: 9

RECLAMATION AREA



**DEVELOPER:**  
**DEL MAR INVESTMENT GROUP, LTD.**  
**& LAREDO WAREHOUSE, LTD.**  
1202 DEL MAR BLVD., SUITE 3  
LAREDO, TEXAS 78041  
(210) 727-3520

**REVISIONS**

No.	Date	Revised By	Revised For
1	6/15/95		ADDED MINIMUM RIGHT-OF-WAY ON CULEBRA & GRISSON ROAD

**BROWN ENGINEERING CO.**

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY, SUITE 200  
LAREDO, TEXAS 78041  
PHONE 18101-484-8811

JOB NO. 241-001-00 DATE 02/22/95

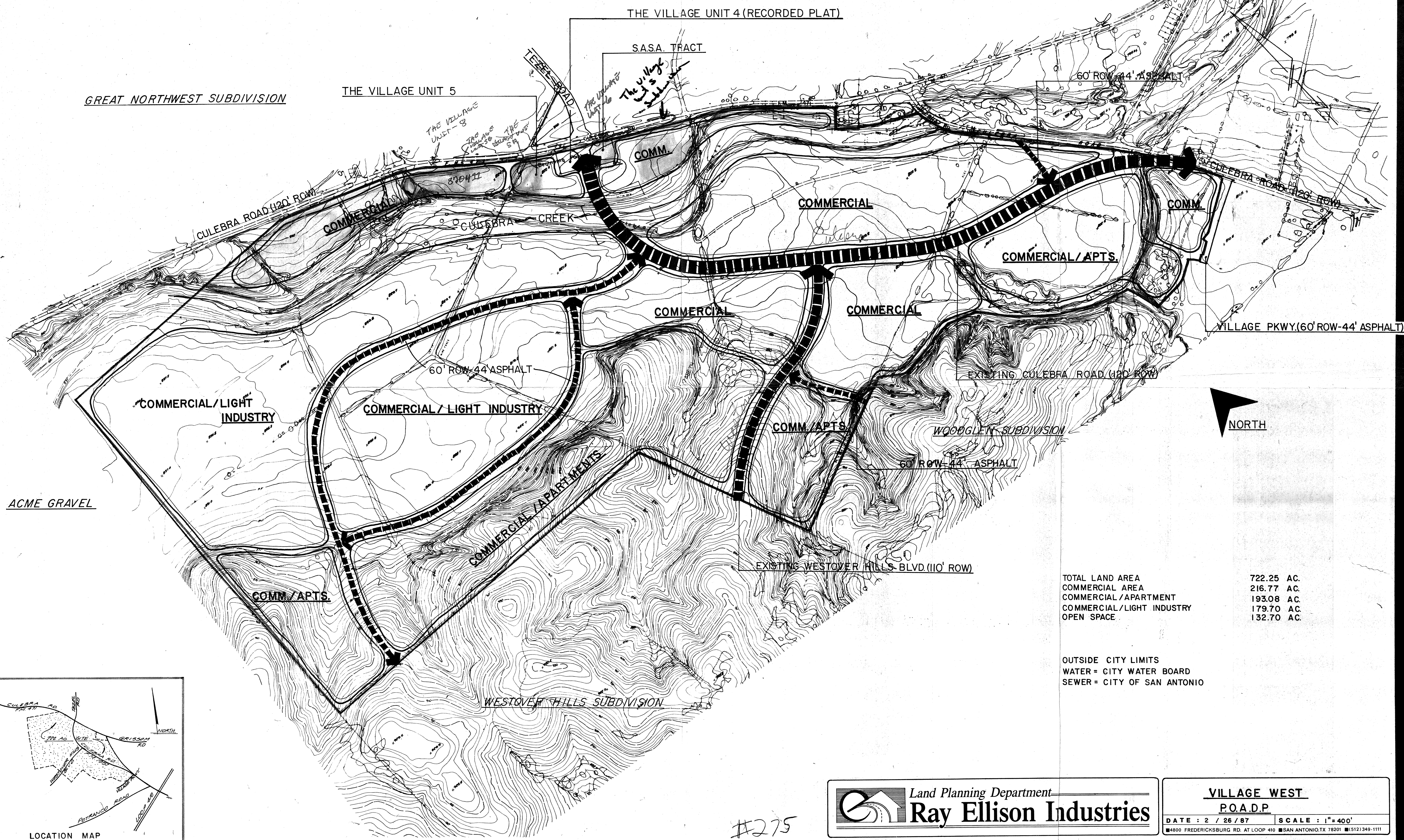
**DEL MAR INVESTMENT GROUP, LTD. & LAREDO WAREHOUSE, LTD.**  
**THE VILLAGE SUBDIVISION**

**P.O.A.D.P.**

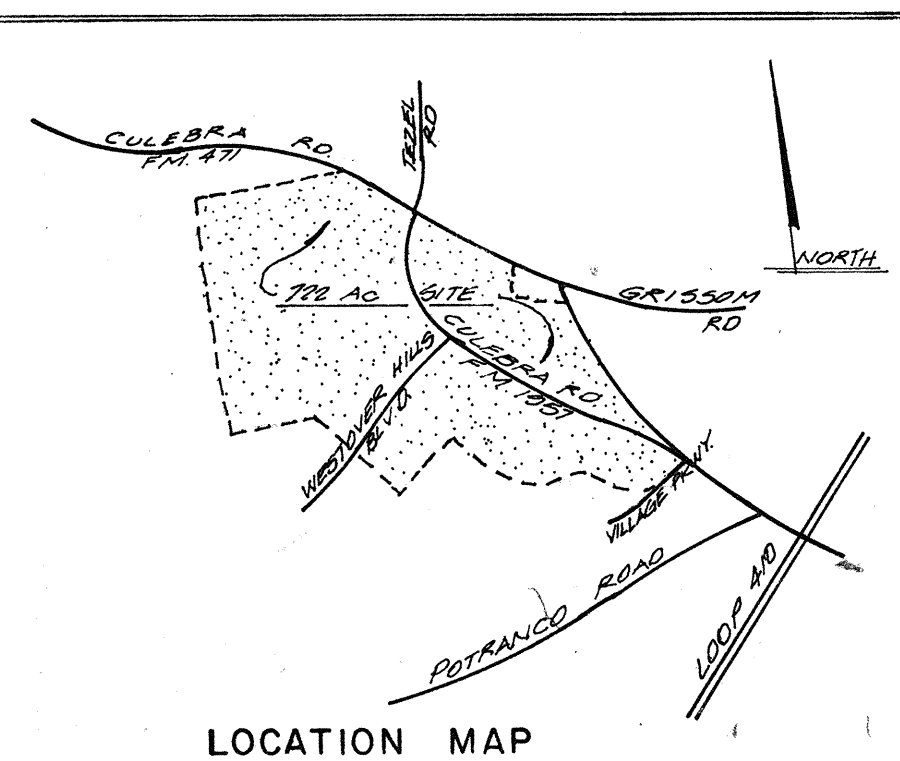
SHEET NO. 1



RECEIVED  
FEB 13 1987  
CITY OF SAN ANTONIO  
PLANNING DEPARTMENT



ACME GRAVEL

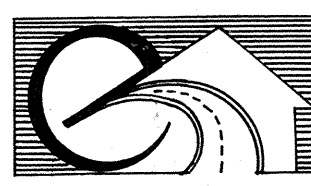


LOCATION MAP

TOTAL LAND AREA	722.25 AC.
COMMERCIAL AREA	216.77 AC.
COMMERCIAL / APARTMENT	193.08 AC.
COMMERCIAL / LIGHT INDUSTRY	179.70 AC.
OPEN SPACE	132.70 AC.

OUTSIDE CITY LIMITS  
WATER = CITY WATER BOARD  
SEWER = CITY OF SAN ANTONIO

#275



Land Planning Department  
**Ray Ellison Industries**

**VILLAGE WEST**  
**P.O.A.D.P.**

DATE : 2 / 26 / 87    SCALE : 1"=400'  
4800 FREDERICKSBURG RD. AT LOOP 410    SAN ANTONIO, TX 78201    (512) 349-1111



CITY OF SAN ANTONIO  
POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 6/11/98 Name of POADP: REDLAND ESTATES

Owners: PULTE HOMES OF TEXAS L.P. Consulting Firm: W.F. CASTELLA & ASSOC

Address: 1431 GREENWAY DR. STE 700 Address: 1039 W. HILDEBRAND  
DALLAS TX 75038 SA TX 78201

Phone: (972) 518 0177 Phone: 734 5351

Existing zoning: PI RI ER2D Proposed zoning: PI RI ER2D

Texas State Plane Coordinates: X: 2 145 829 Y: 13 766 095

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No  
Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: 3 ☒ Yes ☐ No  
CITY COUNCIL DISTRICT 9 FERGUSON MAP 483 EG

Land area being platted: Lots Acres

Single Family (SF)	<u>135</u>	<u>1</u>
Multi-family (MF)	<u>1</u>	<u>1</u>
Commercial and non-residential	<u>1</u>	<u>1</u>

Is there a previous POADP for this Site? Name NO No. NO

Is there a corresponding PUD for this site? Name REDLAND ESTATES No. NO

Plats associated with this POADP or site? Name REDLAND ESTATES UNIT 1 No. 980018

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: PAUL W. DENHAM Signature: Paul W. Denham

Date: 6/11/98 Phone: (210) 734-5351 Fax: (210) 734-5363

- CITY OF SAN ANTONIO  
POADP APPLICATION
- ☒ name of the POADP and the subdivision;
  - ☒ indication of development phases on the POADP;
  - ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
  - ☒ north arrow and scale of the map;
  - ☒ proposed land use by location, type and acreage;
  - ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
  - ☒ contour lines at intervals no greater than ten (10) feet;
  - ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
  - ☒ existing adjacent or perimeter streets;
  - ☐ one hundred year flood plain limits;
  - ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
  - ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
  - ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
  - ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;  
*APPROVED WITH PUD & PLAT & ZONING*
  - ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
  - ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;  
*WPAP APPROVED, SCS APPROVED BY TNRCC, CAT 1 PROP BY SAWS*

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: PAUL W. DEWHAM Signature: *Paul W. Dewham*

If you have any questions please call Elizabeth Carol at 207-7900





# CITY OF SAN ANTONIO

June 12, 1998

Paul W. Denham  
W. F. Castella & Assoc.  
1039 W. Hildebrand  
San Antonio, TX 78201

Re: Redland Estates

POADP # 606

Dear Mr. Denham:

The City Staff Development Review Committee has reviewed Redland Estates Subdivision Preliminary Overall Area Development Plan # 606. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

INVOICE  
1197350

AMT ENCLOSED

50-04-5573  
PULTE HOME CORP.  
1008 CENTRAL PARKWAY SOUTH  
S.A. TX 78232

AMOUNT DUE 370.00  
INVOICE DATE 6/16/1998  
DUE DATE 6/16/1998

PHONE: 000 - 0000

POADP  
REDLAND ESTATES

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
6/16/1998	1197350	50-04-5573	6/16/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID SATO.  
MP-3

JUN 16 1998

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 06/15/1998	06/15/1998		CK# M037423	REDLAND ESTATES
END				
PREVIOUS BAL 0.00	CURRENT CHARGES 370.00	NEW BALANCE 370.00	TOTAL AMT DUE 370.00	





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Burt R. Date 6-11-98  
FROM: Elizabeth  
ITEM NAME: Redland Estats FILE # \_\_\_\_\_  
RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days    ☐ Variance-15 days    ☐ POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

Flood plain requirements and drainage  
assessment will be addressed during the  
planning process.

Burt Rub

Signature

As. Eng Tech

Title

6-11-98

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: TRANSPORTATION PLANNING

DATE: JUNE 9, 1998

FROM: W.F. CASTELLA & ASSOCIATES, INC.

ITEM NAME: REDLAND SUBDIVISION

FILE # \_\_\_\_\_ ?

RE: PRELIMINARY OVERALL AREA DEVELOPMENT PLAN & PLANNED UNIT DEVELOPMENT

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: \_\_\_\_\_, 1998

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days         | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days   |

NO RESPONSE WITHIN THE TIME INDICATED WILL BE  
CONSIDERED APPROVAL OF THE ITEM.

- ☒ I recommend approval      ☐ I do not recommend approval  
☐ Other: \_\_\_\_\_

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pedro G. Vega

PLANNER I

JUNE 11, 1998

Signature

Title

Date





# TRANSMITTAL LETTER

**W.F. CASTELLA & ASSOCIATES, INC.**  
**ENGINEERS • SURVEYORS • PLANNERS**  
1039 W. Hildebrand • San Antonio, Texas 78201-4656  
(210) 734-5351 \* FAX 734-5363

Date: 6/11/98

To: PLANNING  
ELIZABETH

Project No.: 46511.00 T/LC: 30  
Re: REDLAND ESTATES  
P.U.D./P.O.A.D.P.

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications  
☒ Copy of Letter ☐ Change Order ☐ Invoices ☐

SETS	COPIES PER SET	DESCRIPTION
1	8 1/2 x 11	COPY POA/D.P. APP
6	1.24 x 36	PRINT "
1	1	CHECK \$370

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ For payment ☐
- ☐ FOR BID DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO: \_\_\_\_\_  
REC. BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.

SIGNED: [Signature]





# TRANSMITTAL LETTER

## W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656  
(210) 734-5351 \* FAX 734-5363

Date: 6/9/98

To: PLANNING

Project No.: 46511.00 T/LC: 30

Re: Redland

Elizabeth Carroll

Estates  
PUD for P.O.A.D.P.

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

- ☐ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications  
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐

SETS	COPIES PER SET	DESCRIPTION
<u>0</u>	<u>24x36</u>	<u>Print</u>
<u>1</u>	<u>11x17</u>	<u>Copy Reduction</u>

THESE ARE TRANSMITTED as checked below:

- ☒ For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ For payment ☐ \_\_\_\_\_  
☐ FOR BID DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: \_\_\_\_\_

COPY TO: \_\_\_\_\_

REC. BY: \_\_\_\_\_

DATE: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.

SIGNED: [Signature]



## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: \_\_\_\_\_ / Name of POADP: HDS / BULVERDE

Owners: HDS DEVELOPMENT, LLC Consulting Firm: HARRY JEWETT ASSOCIATES

Address: 2611 NORTH MAIN AVE. Address: 2611 NORTH MAIN AVE.

SAN ANTONIO, TX 78212 SAN ANTONIO, TX 78212

Phone: (210) 737-3417 Phone: (210) 737-3417

Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Projected # of Phases: 2 ☐ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A

Ferguson map grid: 451/D4

Land area being platted: Lots Acres

Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>1</u>	<u>1.93</u>
" " "	<u>1</u>	<u>13.50</u>

Is there a previous POADP for this Site? Name N/A No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name N/A No. \_\_\_\_\_

Plats associated with this POADP or site? Name HDS/Bulverde Unit I No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: HARRY B. JEWETT III

Signature: 

Date: 6-2-98

Phone: (210) 737-3417

Fax: (210) 733-5384

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

98 JUN -2 PM 3:59

RECEIVED



- ☐ name of the POADP and the subdivision;
- ☐ indication of development phases on the POADP;
- ☐ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☐ north arrow and scale of the map;
- ☐ proposed land use by location, type and acreage;
- ☐ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☐ contour lines at intervals no greater than ten (10) feet;
- ☐ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☐ existing adjacent or perimeter streets;
- ☐ one hundred year flood plain limits;
- ☐ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☐ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☐ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☐ the POADP ☐ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

If you have any questions please call Elizabeth Carol at 207-7900





City of San Antonio  
Planning Department  
Subdivision Section

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: MAY 14, 1998 Name of POADP: HDS/BULVERDE

Owner/Agent: HDS DEVELOPMENT, LLC Engineer/Surveyor: HARRY JEWETT ASSOCIATES

Address: 2611 NORTH MAIN AVENUE Address: 2611 NORTH MAIN AVENUE

SAN ANTONIO, TX Phone: 737-3417  
78212-2920

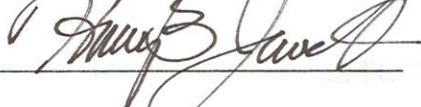
SAN ANTONIO, TX Phone: 737-3417  
78212-2920

Existing zoning: N/A Proposed zoning: N/A

Texas State Plane Coordinates: X: 2142793.85 Y: 13803852.17  
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☐ Yes ☒ No  
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land area being platted:	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	<u>                    </u>	<u>                    </u>
Non-Single Family (NSF)	<u>                    </u>	<u>                    </u>
Commercial & Other	<u>1</u>	<u>1.93</u>
TOTAL:	<u>                    </u>	<u>                    </u>

Contact Person:  
Print Name: HARRY B. JEWETT III Signature:   
Date:                      Tele: 737-3417 Fax: 733-5384

Is there a previous POADP for this site? Name N/A No.                       
Is there a corresponding PUD for this site? Name                      No.                       
Are there any plats associated with this POADP or site? Name                      No.                       
Name                      No.                       
Name                      No.                     

**ALL PRINTS MUST BE FOLDED.**

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

RECEIVED  
98 MAY 27 AM 11:26  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



City of San Antonio  
Planning Department  
Subdivision Section

# POADP CHECKLIST

According to the UDC POADP's (new & updates) shall include the following:

- Perimeter property lines;
- name of the plan and the subdivision;
- scale of the map;
- proposed land use by location, type, and acreage;
- existing and proposed circulation system of collectors, arterial, and local type B streets;
- contour lines at intervals no greater than ten (10) feet;
- ownership from title and or city or count records for adjacent properties and, if known, proposed development of such land;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits and;
- location map indicating location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

## PLEASE NOTE:

- All POADP'S must include a complete application;
- the maps need to be folded, and;
- if the POADP abuts a State Highway facility, please forward an additional POADP map to the Texas Department of Transportation (TXDOT), for their review. At TXDOT you can contact Judy Friesenhahn at 615-5814.

If you have any question about POADP's please call Elizabeth Carol 207-7900.





# CITY OF SAN ANTONIO

June 8, 1998

Harry B. Jewett III  
Harry Jewett Associates  
2611 North Main Ave.  
San Antonio, TX 78212

Re: HDS - Bulverde

POADP # 607

Dear Mr. Jewett:

The City Staff Development Review Committee has reviewed HDS - Bulverde Subdivision Preliminary Overall Area Development Plan # 607. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangement.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation. For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

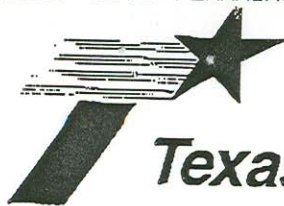
Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



# Texas Department

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78204-3000

Jun 15 '98 9:51		P.01
To	Elizabeth Cane	From
Co./Dept.		Co.
Phone #		Phone #
Fax #	207 4441	Fax #

June 12, 1998

P.O.A.D.P REVIEW

HDS-Bulverde Unit 1

Located on US 281 Between Bulverde Road &amp; Borgfeld Road

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

Future expansion of US 281 will require a minimum of 150 feet of additional ROW at this location. Therefore we request that all planned development be setback a minimum distance of 175 feet.

Access Limits/Restrictions

Locations of access points to US 281 from this property shall be as directed by "Regulations For Access Driveways to State Highways". No access to this property will be permitted within the existing TxDOT drainage easement.

WPAP Requirements

None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

**ADDITIONAL COMMENTS:** There are two existing temporary median crossovers on US 281 between Bulverde Road and Borgfeld Road. No additional median crossovers will be permitted within these limits, and the existing median crossovers will not be relocated. Future expansion plans for US 281 will include grade separations at both Bulverde Road and Borgfeld. All temporary median crossovers will be removed at the time these grade separations are constructed.

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Burt Rubio Date \_\_\_\_\_  
FROM: \_\_\_\_\_  
ITEM NAME: HDS - Bulverde FILE # \_\_\_\_\_  
RE: \_\_\_\_\_

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days    ☐ Variance-15 days    ☐ POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Drainage easements will be addressed  
during the platting process.

RECEIVED  
98 JUN -5 AM 8:22  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Burt Rubio

Signature

Sr. Eng. Tech

Title

6-5-98

Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: TRANSPORTATION PLANNING

DATE: JUNE 3, 1998

FROM: HARRY JEWETT ASSOCIATES

ITEM NAME: HDS-BULVERDE, UNIT 1

FILE # ?

RE: PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: \_\_\_\_\_, 1998

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days         | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days   |

NO RESPONSE WITHIN THE TIME INDICATED WILL BE  
CONSIDERED APPROVAL OF THE ITEM.

- ☒ I recommend approval      ☐ I do not recommend approval  
☐ Other:

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pedro G. Vega

PLANNER I

JUNE 11, 1998

Signature

Title

Date



# HARRY JEWETT ASSOCIATES

E n g i n e e r s      ▼      P l a n n e r s      ▼      C o n s u l t a n t s

## TRANSMITTAL

Date: May 27, 1998

To: City of San Antonio, Planning Department

Attn:

Project: HDS/ Bulverde Health Center -  
Preliminary Overall Development Plan

Job No. 98013

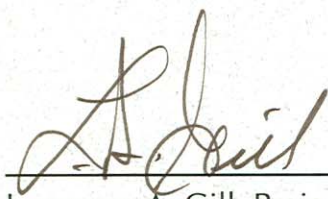
### We are transmitting:

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> attached             |  |  |
| <input type="checkbox"/> under separate cover via: _____ |  |  |
| <input type="checkbox"/> plans                           | <input type="checkbox"/> by mail                   | <input type="checkbox"/> for your use            |
| <input type="checkbox"/> survey                          | <input checked="" type="checkbox"/> hand delivered | <input type="checkbox"/> for review and comment  |
| <input checked="" type="checkbox"/> plat                 | <input type="checkbox"/> to be picked up           | <input checked="" type="checkbox"/> for approval |
| <input type="checkbox"/> text                            | <input type="checkbox"/> faxed                     | <input type="checkbox"/> as requested            |
| <input type="checkbox"/> submittal                       | <input type="checkbox"/> FedEx                     | <input type="checkbox"/> revised as requested    |

Accompanying this transmittal please find the following:

- Six (6) copies of the referenced project
- One (1) application
- Two (2) copies of the Tree Survey with permit attached
- Two (2) copies of the Traffic Impact Analysis

By:



Lawrence A. Gill, Project Manager

RECEIVED  
98 MAY 27 AM 11:26  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

D:\WPWIN2\JOBS\1998\98013\CoSAPOADP.trn.wpd

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1189698

AMT ENCLOSED

50-04-5573  
HARRY JEWETT ASSOCIATES  
2611 NORTH MAIN AVE.  
S.A. TX 78212

AMOUNT DUE 370.00  
INVOICE DATE 6/08/1998  
DUE DATE 6/08/1998

PHONE: 000 - 0000

POADP  
HDS-BULVERDE

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
6/08/1998	1189698	50-04-5573	6/08/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

RECEIVED  
98 JUN -9 AM 8:30  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

100 LAND-MP-2 JUN 08 1998

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 06/07/1998	06/07/1998		CK# 2097	HDS BULVERDE
END	06/07/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

CITY OF SAN ANTONIO  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1



called 6-1-98

- need new application
- need \$370.00
- need at least 2 phases
- show correct acreage

H.P.S. | 281 near Borgfeld

2 phases 14 1/2 lots  
app. 14 acres

- drainage
- TIA

HOS

TIA - O.K.

as per  
Bob Opite  
v. 1288  
44-

Ready for approval

• slope note

• drainage

• TAPOT

Trees



INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 275  
(To be assigned by the Planning Dept.)

Village West POADP  
P.O.A.D.P. NAME

Roy Ellison Homes, Inc.  
NAME OF DEVELOPER/SUBDIVIDER

4800 Fredricksburg Rd. 78201  
ADDRESS

349-1111  
PHONE NO.

NAME OF CONSULTANT

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE Southwest of Alhambra & Mission Rd.

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

- ( ) City Water Board  
( ) Other District \_\_\_\_\_  
Name  
( ) Water Wells

PROPOSED LAND USE

- ( ) Single Family  
( ) Duplex  
( ) Multi-Family  
( ) Business  
( ) Industrial

PROPOSED SEWER SERVICE

- ( ) City of San Antonio  
( ) Other System \_\_\_\_\_  
Name  
( ) Septic Tank(s)

DATE FILED \_\_\_\_\_

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE \_\_\_\_\_  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_

COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- (a) Perimeter property lines;  
(b) Name of the plan and the subdivisions;  
(c) Scale of map;  
(d) Proposed land uses by location, type, and acreage;  
(e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;  
(f) Contour lines at intervals no greater than ten feet;  
(g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;  
(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;  
(i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;  
(j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;  
(k) Name and address of developer.

DISTRIBUTION: TRAFFIC \_\_\_\_\_ TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: \_\_\_\_\_



# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

May 6, 1987 ✓

Mr. Herbert Quiroga  
Ray Ellison Homes, Inc.  
4800 Fredericksburg Road  
San Antonio, Texas 78201

RE: Village West POADP  
File #275

Dear Mr. Quiroga:

The Development Review Committee reviewed and accepted your revised plan of Village West. Please note that the plan has been assigned File #275 for future reference.

Please note that this action by the Committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

*Michael C. O'Neal*  
Michael C. O'Neal, AICP  
Planning Administrator  
Dept. of Planning

MCO/RR/sm  
Encl.





RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.



ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

RECEIVED

1987 APR 7 PM 1:38

DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION

April 2, 1987

Mr. Michael C. O'Neal  
Planning Administrator  
City of San Antonio  
P.O. Box 9066  
San Antonio, Texas 78285

Dear Mr. O'Neal:

Enclosed is our Master Plan for 722 Acres of Mixed-Use Development, located in the vicinity of Grissom Rd. and Culebra Rd.

The property is located outside the city limits of San Antonio, but inside the City's E.T.J. Line.

Please have your P.O.A.D.P. Committee review this plan and let me know if you have any questions.

Thank you,

Herb Quiroga  
Vice President

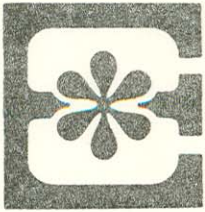
HQ/ck

Encls.

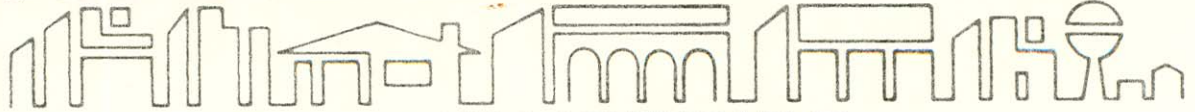
RECEIVED

1987 APR -7 PM 1:38

DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION



RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.



ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (214) 349-1111

April 11, 1988

RECEIVED  
1988 APR 20 AM 9:25  
DEPT OF PLANNING  
CURRENT PLANNING  
DIVISION

Mr. Roy Ramos  
City of San Antonio  
Planning Dept.  
P. O. Box 9066  
San Antonio, Texas 78285

Dear Mr. Ramos:

In response to our telephone conversation and your request, the active subdivisions, with accepted and completed P.O.A.O.P.'s are as follows:

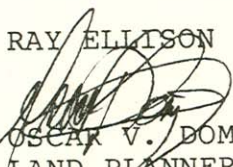
	File #
31 Braun Road	86-09-61-48
8 Bandera & Guilbeau	85-11-64-42
5 Classen Road	83-18-63-68
5 Greenway	85-19-53-68
5 Heritage N. W.	83-10-58-22
4 Heritage Park	83-09-57-82
9 Miller's Point (Camelot)	83-21-61-02
3 Parkwood-HUNTER'S CHASE	85-11-62-02
2 Seven Oaks (Eden)	83-63-20
3 Sky Harbour	83-12-54-24
62 Sunrise	83-20-59-02
5 Tangelwood (Babcock Place)	86-12-62-46
3 Timber Ridge	86-11-59-04
0 Ventura	86-21-60-26
3 Ventura S. of 78	85-21-59-26
15 Village West	275
2 Vista	83-19-64-62

We request that the above subdivisions be kept in your active files. An update will be submitted if, in the future, there is a revision in the development of a subdivision.

Thank you for your cooperation, I remain,

Respectfully,

RAY ELLISON INDUSTRIES, INC.

  
OSCAR V. DOMINGUEZ  
LAND PLANNER

OD/yk



① Star Creek Dr. in Woodglen dead ends  
onto the proposed Valley West ROAD.  
Check w/ Roger Bore of status of Star Creek Dr.

Herbert Quirga will meet with L.A.D. to  
discuss the proposed street extension of Star Creek Dr.  
in Woodglen Subd.